

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update
Annual Plan for Fiscal Year: 2004

**NOTE: THIS PHA PLANS TEMPLATE (HUD-50075 Small PHA) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Fountain, CO

PHA Number: CO071

PHA Fiscal Year Beginning: (mm/yyyy) 01/2004

PHA Plan Contact Information:

Name: Katherine Roby

Phone: 719-382-5639

TDD:

Email (if available): fountha@dl-net.com

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan
Fiscal Year 2004
[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The City of Fountain is located just south of Colorado Springs and east of Fort Carson Military Base in El Paso County. Like many communities along the front-range, Fountain has experienced tremendous growth. Although there has been an increase in housing units, dwelling units for the very-low and low-income families are still scarce and waiting lists for public housing and tenant based assistance remain long. The PHA closed its tenant based waiting list for Section 8 assistance and the waiting list for its Section 8 New Construction units in May of 2003 due to the large number of applications. The PHA is in the process for purging the waiting list to ensure that the list adequately reflects the needs of the community. The PHA anticipates re-opening its waiting lists in 2004.

The PHA is committed to promoting activities which serve to improve the housing stock and quality of life in the City of Fountain for all citizens and in particular for very-low and low income families. To that end, the PHA has developed this Annual Plan for the year 2004.

This Annual Plan sets forth the housing needs of the community developed through a review of the State of Colorado's Consolidated Plan, the State of Colorado's Consolidated Action Plan for the year 2003, and a review of the PHA's waiting list.

The PHA does not anticipate any changes in the statement of policies that govern eligibility, selection, and admissions for the PHA's housing programs during the 2004 fiscal year.

This Annual Plan sets forth the capital improvements that the PHA has accomplished over the last year as well as the capital improvements the PHA hopes to complete over the next year.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

There were no changes to the policy and programs during the fiscal year 2003 and there are no changes to programs and policies anticipated for the fiscal year 2004.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ \$50,000 estimated

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 2. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Relocation resources (select all that apply)	
<input type="checkbox"/> Section 8 for units	
<input type="checkbox"/> Public housing for units	
<input type="checkbox"/> Preference for admission to other public housing or section 8	
<input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Actual or projected start date of relocation activities:	
c. Projected end date of activity:	

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply

- with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____
- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment (File name)
3. In what manner did the PHA address those comments? (select all that apply)
- The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 Yes No: below or
 Yes No: at the end of the RAB Comments in Attachment _____.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment _____.
- Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) State of Colorado

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)

The State of Colorado Consolidated Plan provides for the specific initiative to increase and preserve the supply of affordable, decent, safe, and sanitary rental units through the moderate and substantial rehabilitation and new construction for very low, low and moderate-income households.

The activities undertaken by the PHA in the coming year are consistent with such initiatives and include the following activities:

- ③ The PHA has entered a limited liability partnership to develop 75 units of newly constructed rental units for extremely low, low and moderate-income households in the jurisdiction. The PHA obtained a grant in the amount of \$218,000.00 from the State of Colorado Division of Housing to fund the aforementioned development. Construction on the development has begun and occupancy should occur during fiscal year 2004.
- ③ The PHA intends to participate in the Capital Fund Program to preserve its 40 units of low rent public housing for the elderly and disabled.
- ③ The PHA will refinance its 14 units of Section 8 new construction through the OMAR process to maintain such units for extremely low and low-income families in the jurisdiction.

Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

- Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The State of Colorado Division of Housing provided a grant in the amount of \$218,000.00 to fund the development of 75 units of rental housing for extremely low, low and moderate-income households.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

The PHA uses the following basic criteria to determine whether there is a significant deviation from its 5-Year Plan:

Does the activity further the mission of the PHA?

If not, there is a significant deviation from the 5-Year Plan.

If so, continue to the next question.

Does the activity help the PHA achieve a goal set forth in the 5-Year Plan?

If not, there is a significant deviation from the 5-Year Plan.

If so, there is no significant deviation from the 5-Year Plan.

B. Significant Amendment or Modification to the Annual Plan:

The PHA uses the following basic criteria to determine whether there is a significant amendment or modification to its Annual Plan: If the activity involves the need to adopt new policies and procedures that were not set forth in the Annual Plan; or if an activity requires the use of financial resources that were not set forth in the Annual Plan; there is a significant deviation from the PHA's Annual Plan and an amendment or modification is needed to the PHA's Annual Plan.

Attachment A
Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any required policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	<p>PHDEP-related documentation:</p> <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Attachment B

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:					
Summary					
PHA Name: Housing Authority of the Housing Authority of Fountain		Grant Type and Number Capital Fund Program Grant No: CO06P07150100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,552.00		1,552.00	1,552.00
3	1408 Management Improvements				
4	1410 Administration	1,000.00	864.00	864.00	864.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	8,000.00	1,254.00	1,254.00	1,254.00
10	1460 Dwelling Structures	13,400.00	32,556.00	32,586.00	32,586.00
11	1465.1 Dwelling Equipment— Nonexpendable	41,000.00	28,726.00	28,696.00	28,696.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				

Attachment B

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the Housing Authority of Fountain		Grant Type and Number Capital Fund Program Grant No: CO06P07150100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	64,952.00	64,952.00	64,952.00	64,952.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	3,400.00	8,759.00	8,759.00	8,759.00
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Fountain		Grant Type and Number Capital Fund Program #: CO06P07150100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
CO06P071 001	Replace Building Elevators	1465.1		40,000.00	28,666.00	28,666.00	28,666.00	Complete
	Install Locker Toilet Paper Rolls	1465.1		150.00	60.00	60.00	30.00	Complete
	Install Handrail on Stairway	1465.1		850.00	-0-	-0-	-0-	Move to FY 01 Funds
	Repair Sidewalks	1450		8,000.00	-0-	-0-	-0-	Move to FY 01 Funds
	Install New Door Annunciation System	1460		10,000.00	2,790.00	2,820.00	2,820.00	Complete
	Upgrade Alarm system	1460		3,400.00	8,759.00	8,759.00	8,759.00	Complete
	Install Automatic Door Entrance	1460		5,000.00 in FY 01	14,965.00	14,965.00	14,965.00	Complete
	Replace Ceiling Tiles Community Areas	1460		18,743.00 in FY 01	4,225.00	4,225.00	4,225.00	Complete
	Upgrade Emergency Lights	1460		7,000.00in FY 01	1,817.00	1,817.00	1,817.00	Partially Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Fountain		Grant Type and Number Capital Fund Program #: CO06P07150100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Renovate Common Area Planters	1450		15,000.00 in FY 02	1,254.00	1,254.00	1,254.00	Partially Complete

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Housing Authority of the City of Fountain	Grant Type and Number Capital Fund Program: CO06P07150101 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 9/30/2003
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	5,000.00	5,200.00	5,200.00	5,200.00
3	1408 Management Improvements	1,000.00	341.00	341.00	341.00
4	1410 Administration	1,500.00	1,479.00	1,479.00	1,479.00
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	-0-	37,187.00	37,187.00	37,187.00
10	1460 Dwelling Structures	58,743.00	20,361.00	20,361.00	20,361.00
11	1465.1 Dwelling Equipment— Nonexpendable	-0-	1,675.00	1,675.00	1,675.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Housing Authority of the City of Fountain	Grant Type and Number Capital Fund Program: CO06P07150101 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 9/30/2003
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	66,243.00	66,243.00	66,243.00	66,243.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Fountain		Grant Type and Number Capital Fund Program #: CO06P07150101 Replacement Housing Factor #:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CO06P07100 1	Replace Grease Trap in Community Kitchen	1460		1,500.00	897.00	897.00	897.00	Complete
	Retile Laundry Room and Public Bathrooms	1460		1,500.00	909.00	909.00	909.00	Complete
	Install Automatic Door Entrance	1460		5,000.00	-0-	-0-	-0-	Completed FY 00 Funds
	Upgrade Emergency Lighting	1460		7,000.00	1,804.00	1,804.00	1,804.00	Complete
	Replace Carpet in Community Areas	1460		25,000.00	16,751.00	16,751.00	16,751.00	Complete
	Replace Ceiling Tiles Community Areas	1460		18,743.00	-0-	-0-	-0-	Complete FY 00 Funds
	Repair Sidewalks	1450		8,000.00	6,975.00	6,975.00	6,975.00	Complete
	Install Handrail on Stairway	1465.1		850.00	1,215.00	1,215.00	1,215.00	Complete
	Paint Building Exterior	1450		15,000.00	9,764.00	9,764.00	9,764.00	Complete
	Renovate Common Area Planters	1450		15,000.00	1,806.00	1,806.00	1,806.00	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Fountain		Grant Type and Number Capital Fund Program #: CO06P07150101 Replacement Housing Factor #:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace Heating Distribution System Originally FY 2002 Funds	1450		-0-	7,410.00	7,410.00	7,410.00	Partially Complete Planned for FY 2002 Funds-Used left Over FY 01 Funds
	Install Fencing North & East Grounds Originally FY 2002 Funds	1450		-0-	11,232.00	11,232.00	11,232.00	Complete Planned for FY 2002 Funds – Used left Over FY 01 Funds

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Fountain		Grant Type and Number Capital Fund Program #: CO06P07150101 Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace Unit Air conditioners @ 1 per year	1465.1	1	-0-	460.00	460.00	460.00	Partially Complete Planned for FY 2002 Funds – Used left Over FY 01 Funds

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Housing Authority of the City of Fountain	Grant Type and Number Capital Fund Program: CO06P07150102 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 9/30/2003
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	15,000.00	4,664.00	-0-	-0-
3	1408 Management Improvements		10,000.00		
4	1410 Administration	2,000.00	1,500.00	-0-	-0-
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	48,000.00	12,000.00	6,546.00	6,546.00
10	1460 Dwelling Structures		19,020.00	-0-	-0-
11	1465.1 Dwelling Equipment— Nonexpendable		15,715.00	11,312.00	11,312.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Housing Authority of the City of Fountain	Grant Type and Number Capital Fund Program: CO06P07150102 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 9/30/2003 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	65,000.00	62,899.00	17,858.00	17,858.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
25	Amount of Line 21 Related to Security – Hard Costs	4,520.00	4,520.00		
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Fountain		Grant Type and Number Capital Fund Program #: CO06P07150102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
CO06P071 001	Operations	1406		15,000.00	4,664.00	-0-	-0-	N/A
	Management Improvements	1408		-0-	10,000.00	-0-	-0-	Planning
	Administration	1410		2,000.00	1,500.00	-0-	-0-	Planning
	Paint Building Exterior	1450		-0-	-0-	-0-	-0-	Complete FY 01 Funds
	Renovate Common Area Planters	1450		-0-	-0-	-0-	-0-	Complete FY 2000 and FY 2001 Funds
	Replace Heating Distribution System – Reserve Funds	1450		18,000.00	7,500.00	6,433.00	6,546.00	Complete
	Upgrade sprinkler System	1450		-0-	1,500.00	-0-	-0-	Planning
	Build Deck Community Grounds	1450		-0-	3,000.0	-0-	-0-	Planning

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Fountain		Grant Type and Number Capital Fund Program #: CO06P07150102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Install fencing North & East Grounds	1450		-0-	-0-	-0-	-0-	Complete FY 2001 Funds
	Replace Cafeteria Exterior Door	1460		-0-	4,500.00	-0-	-0-	Planning
	Remodel Community Room	1460		-0-	10,000.00	-0-	-0-	Planning
	Security System Cafeteria Door	1460		-0-	4,520.00	-0-	-0-	Planning
	Replace Common Area Air Condensing Unit	1465.1		-0-	4,865.00	5,596.00	5,047.00	Complete
	Replace Unit Air conditioners @ 20 per year	1465.1	20	-0-	8,350.00	6,265.00	6,265.00	Partially Complete
	Purchase Outdoor Community Furniture	1465.1		-0-	1,000.00	-0-	-0-	Planning
	Covers for AC exterior sleeve	1465.1	40	-0-	1,500.00	-0-	-0-	Planning

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Fountain	Grant Type and Number Capital Fund Program Grant No: CO06P07150103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	10,000.00	4,751.00	-0-	-0-
3	1408 Management Improvements				
4	1410 Administration	1,500.00	1,000.00	-0-	-0-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	32,000.00	-0-	-0-	-0-
10	1460 Dwelling Structures		34,500.00		
11	1465.1 Dwelling Equipment— Nonexpendable	6,500.00	11,500.00	-0-	-0-
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Fountain	Grant Type and Number Capital Fund Program Grant No: CO06P07150103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	50,000.00	51,751.00	-0-	-0-
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Fountain		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CO06P071	Replace Heating Distribution System	1450		32,000.00	-0-	-0-	-0-	Complete FY 01 and FY 02 Funds
	Replace sink and kitchen faucets	1460	80	-0-	10,000.00	-0-	-0-	Planning
	Replace unit flooring @ 14 per year	1460	14	-0-	24,500.00			Planning
	Unit Air Conditioner Replacement @ 20 per year	1465.1	20	6,500.00	11,500.00	-0-	-0-	Planning

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Housing Authority of the City of Fountain	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	3,200.00			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	46,800.00			
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Housing Authority of the City of Fountain	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	50,000.00		-0-	-0-
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

ATTACHMENT C

Capital Fund Program Five-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Part I: Summary

PHA Name Housing Authority of the City of Fountain						<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 5
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2001 PHA FY: 2001	Work Statement for Year 3 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 4 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 5 FFY Grant: 2004 PHA FY: 2004	
CO071/Grinde Manor	Annual Statement	66,243.00	62,899.00	51,751.00	50,000.00	
CFP Funds Listed for 5-year planning	64,952.00	66,243.00	62,899.00	51,751.00	50,000.00	
Replacement Housing Factor Funds						

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2001 PHA FY: 2001			Activities for Year: <u>3</u> FFY Grant: 2002 PHA FY: 2002		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	Grinde Manor CO0710	Operations	5,200.00	Grinde Manor CO0710	Operations	4,664.00
Annual		Install Additional Telephone Line	341.00		Updated Software Programs/Computers	10,000.00
Statement		Administration	1,479.00		Administration	1,500.00
		Replace Grease Trap Community Kitchen	897.00		Replace Heating Distribution System	7,500.00
		Re-Tile Laundry Room /Public Restrooms	909.00		Upgrade Sprinkler System Grounds	1,500.00
		Upgrade Emergency Lighting	1,804.00		Build Deck Grounds	3,000.00
		Replace Carpet Community Areas	16,751.00		Replace Cafeteria Exterior Door	4,500.00
		Repair Sidewalks	6,975.00		Remodel Comm. Room	10,000.00
		Install Handrail on Stairway	1,215.00		Replace Common Area Air Condensing Unit	4,865.00
		Paint Building Exterior	9,764.00		Replace Unit Air Conditioners @ 20	8,350.00
		Install Fencing North & East Grounds	11,232.00		Install security System New Cafeteria Door	4,520.00

	Renovate Common Area Planters	1,806.00		Purchase Outdoor Community Furniture	1,000.00
	Replace Heating Distribution System	7,410.00		Install Covers for Air Conditioner Sleeves	1,500.00
	Replace Unit Air Conditioners @ 1	460.00			
	Total CFP Estimated Cost	\$66,243.00			\$62,899.00

Required Attachment D: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

- Elected
 Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 Other (explain):

B. Date of next term expiration of a governing board member: 10/31/2003

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): City of Fountain City Council.

Required Attachment E: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Tammy Black
Keith Burk
Quintella Burk
Beth McGonical
Betty Simmons
Helen Zook

Required Attachment F: Statement of Progress in Meeting 5-Year Plan Mission and Goals

The PHA continually strives to meet its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

During the 2003 fiscal year, the PHA made progress toward meeting the goals set forth in its 5-Year Plan as follows:

EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA entered into a limited liability partnership agreement for the development of 75 low-income units under the low income tax credit program. The PHA received a grant in the amount of \$218,000.00 to defray some of the construction costs of the project. Construction began in April of 2003 and it is anticipated that occupancy will begin in fiscal year 2004.

The PHA continues to promote efforts to develop affordable housing projects throughout the community.

IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA obtained High Performer Status on SEMAP, improving its score by twenty percent during the last year.

The PHA obtained High Performer status on PHAS, improving its score by 8 points during the last year. The PHA is continuing to improve operations to maintain High Performer Status on both scoring systems.

The PHA completed capital improvements to its public housing facility under the CFP program. The PHA also received a score of 99.4 on its most recent REAC inspection of its public housing facility.

INCREASE ASSISTED HOUSING CHOICES

The PHA marketed its programs to area landlords and is now working with many new landlords that provide a variety of housing types.

IMPROVE COMMUNITY QUALITY OF LIFE AND ECONOMIC VITALITY

The PHA works with City of Fountain's Code Enforcement Office to ensure quality rental units are maintained in the City of Fountain.

The development of new housing units will improve the quality of life and economic vitality of the City of Fountain.

PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF FAMILIES AND INDIVIDUALS

The PHA provides assisted families with resource lists and referrals to appropriate community service agencies.

ENSURE EQUAL OPPORTUNITY IN HOUSING FOR ALL AMERICANS

The PHA affirmatively furthers fair housing by administering, in a consistent and fair manner, all programs operated by the PHA.

The PHA advises all program participants of their rights and the applicable procedures available to them to redress any discrimination encountered in obtaining housing.

EDUCATE THE COMMUNITY OF THE VALUE OF AFFORDABLE HOUSING

The PHA attended several City Council Meetings to promote the development of affordable housing in the community.

The PHA participated in the State of Colorado's efforts to evaluate the need for affordable housing and plan for its development.

Required Attachment G : PHA Response to REAC Survey of Public Housing Residents

The PHA has received and reviewed the REAC Survey of Public Housing Residents for the year 2002. The PHA has developed a Follow-up Plan in response to the Survey.

PHA Follow-Up Plan

Communication –

The PHA commits itself to the clear communication of services, procedures, other neighborhood related issues and activities to residents of its low rent housing units. To achieve that goal, the PHA will undertake the following activities:

- The PHA will hold regular meetings of the Board of Commissioner's at the low rent public housing facility twice each year. This meeting will provide residents with an opportunity to discuss with PHA staff and the Board of Commissioners planned improvements; resident issues; complaints; and other community matters.
- The PHA will notify residents of improvements scheduled; maintenance issues and community activities through the use of flyers delivered to residents and postings on the community bulletin board.
- Residents will be notified of opportunities to become involved in the PHA management through the use of flyers to encourage participation on the Resident Advisory Board.
- Residents have not had an operating resident organization since 1996. At that time, PHA management went door to door to give residents a survey to determine interest in a Resident Committee. The majority of residents stated that they were not interested in such an organization. Since that time, the PHA has encouraged residents to form a committee. However, residents are unwilling to form such a committee. Therefore, the PHA will institute quarterly resident meetings concerning scheduled improvements and other matters concerning residents.
- The PHA is in the process of revising its resident handbook to update the handbook to include all policies and rules governing low rent units and to provide a user-friendly handbook.

Required Attachment H: Component 3, (6) Deconcentration and Income Mixing

- a) Yes No: Does the PHA have any general occupancy family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to next question.
- b) Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at § 903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

Required Attachment I: Component 10 (B) Voluntary Conversion Initial Assessments

- c) How many of the PHA’s developments are subject to the Required Initial Assessments? **NONE.**
- d) How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g. elderly and/or disabled developments not general occupancy projects)? **ONE** – Grinde Manor is a development that houses only elderly and disabled tenants.
- e) How many Assessments were conducted for the PHA’s covered developments? **Not Applicable.**
- f) Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **Not Applicable.**

Development Name	Number of Units

- e) If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. **Not Applicable.**